

Source: 
Mike Hood

FISCAL and VISION NOTES:

City Fiscal Impact Enter all that apply:	
\$350,000	City's current net FY cost.
\$0	Amount of Funds Already appropriated
\$0	Amount of budget amendment needed
\$350,000	Estimated 2 yr net costs:
\$0	One-time
	Operating / On-going
Program Impact:	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
Resources Required:	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
Mandates:	
N	Federal or state mandated? (Y/N)
Vision Implementation Impact Enter Below All That Applies: Refer to Website:	
Y	Vision Impact? (Y/N or if N, go no further)
12 and 1	Primary Vision, Strategy and/or Goal Item#
12.2 1.2, 1.22	Secondary Vision, Strategy and/or Goal Item#
Task #	FY10/FY11 Implementation Task#

TO: City Council
FROM: City Manager and Staff
DATE: March 24, 2011
RE: Nifong Park Improvements & Maplewood Barn Update



EXECUTIVE SUMMARY:

The Department of Parks and Recreation is preparing to begin the final public input process regarding improvements to Nifong Park, specifically, the re-construction of the Maplewood Barn. The Department has scheduled a public planning meeting on Thursday, April 14, 2011 to solicit public input on the proposed Maplewood Barn and Nifong Park improvements. The meeting will be held at the Activity and Recreation Center, 1701 West Ash Street and is scheduled to last from 6:00-8:00 pm. The public may stop by anytime during this period to view the proposed plans and ask questions of staff. The plans will also be submitted to the Parks & Recreation and the Historic Preservation Commissions for their review and comments. It is likely that the Parks & Recreation Commission will review the plan at their April 21 meeting. Following this phase of review, the Department anticipates that it will forward the plans to the City Council for their review and authorization to proceed with the project. The Parks & Recreation Department, in their FY-2011 Capital Improvement Plan budget, has budgeted \$350,000 for improvements to Nifong Park. Funding includes \$200,000 from the City's 2010 Park Sales Tax, approximately \$100,000 from the City's insurance settlement and \$50,000 in anticipated donations, generated from the Maplewood Barn Association. The City's priority is to construct the Maplewood Barn. In addition some funds are set aside for ceiling repairs to the Maplewood Home and if possible, to expand the existing parking lot. The work will be done by a combination of City staff and contract labor with the barn construction expected to begin August 2011.

DISCUSSION:

The Department of Parks and Recreation is preparing to solicit final public input regarding the proposed improvements to Nifong Park, specifically the construction of the Maplewood Barn Theater. The Department has been working with a planning

committee consisting of representatives from the Maplewood Barn Community Theater, Boone County Historical Society, Firefighters Local 1055, Crockett Engineering, and Ms. Lyria Bartlett, a local architect from Studio4. Crockett Engineering and Bartlett are donating their services to this project. Since the April 5, 2010, fire that completely destroyed the barn, several members from these various groups held informal meetings discussing the various options for replacing the barn. These options ranged from purchasing a historic barn from another farm and relocating it to the site; building a barn that has the same appearance as the old Maplewood Barn; or building a barn/theater that has a completely different appearance. On July 1, the Maplewood Barn working committee met as a group and began to plan for the barn replacement.

During the first meeting, the committee discussed at length several barn replacement options and reached agreement on several key issues based on what was felt to be best for Nifong Park, the theater organization, and what the committee thought would be community acceptable.

The committee needed to make the following decisions in order to begin the actual concept design process:

1. Relocate a historical similar era barn from another farm or rebuild new? The committee, supported by public comments, unanimously felt that maintaining the historical shape and appearance of the old barn was important. The advantages of this outweighed those of searching for and relocating a similar era barn to the site that may be close in historical age, but may not match the appearance of the Maplewood Barn. Plus, a barn from another city, county or even state, would not have any relevance or ties to Boone County, Columbia or Nifong history. The committee also looked and eventually discarded designs that would be better for theater performances or other uses, but did not match the original barn appearance.

2. Future Barn Uses? The future use of the barn became a critical decision factor regarding the type of barn construction. If the barn was rebuilt solely as a representative era barn, “pole barn” construction methods could be used and the building would be used for storage, similar to the other smaller barns and sheds at Nifong Park. These are locked and closed to the public, with only one building, the Carriage Shed, opened for viewing during 1-3 events per year. Even then, the public is not allowed inside the Carriage Shed and only get to view the interior through windows unless staff or volunteers are present. If the Maplewood Barn was rebuilt using “pole barn” construction methods, it would prohibit public access and future theater performances at the Maplewood Barn. The Maplewood Barn Association and the Columbia Parks and Recreation Department have been partners in providing a community theater organization for over 37 years at Nifong Park. This partnership is similar to those in existence between the local youth sports leagues such as Diamond Council, Columbia Soccer Club and the Columbia Youth Football League. The Department strongly feels that this relationship should continue. Even in a worst case scenario where the current Maplewood Barn Association ceases to exist, the Department feels that another theater group would be interested in using the barn or that the Department would conduct their own theater performances. In discussion with City of Columbia Public Works staff, current building codes must be followed in order to continue historical use of the barn as a theater amenity of the park. Therefore, it is recommended that the barn be built to host public access and follow all related building codes.

3. What are the features of the new barn? In the old barn, the interior concrete floor, electric service and phone lines, were added in phases to the barn long after it was constructed. The old barn did not have plumbing, water or sewer service. The committee discussed ideal features of the new barn including modern amenities such as updated electrical/lighting systems; adding water/sewer for staff restrooms, drinking fountain, and utility sinks for cleaning paint brushes used in set construction; secure storage rooms; climate controlled storage for costumes and other weather sensitive materials; and a secure concession/admission area. The committee felt that while it is not needed now, it is cost effective to plan the design of the barn for future maximum use and required items such as fire suppression, required number of safety exits, and mechanical systems are considered in the final design. These amenities could be added as the use of the barn is expanded and funding is provided.

4. Construct in the same site or slightly different location? The committee evaluated the site and how the location of a new barn might improve or minimize current problems such as; noise from nearby highways and streets; minimize the impact of the Nifong Park Farm Animal area;

and minimize the noise from the theater to the nearby residential neighborhoods. The committee felt that it was important to keep the barn in the same general area, but that by shifting and rotating it closer to the parking lot would help alleviate some of the concerns. This also allows room for future audience area expansion as needed.

5. How will the building be built? The barn will be built using contract labor with park staff assisting with utilities, landscaping and miscellaneous site amenities such as exterior light poles, sidewalks, and signs. Committee members indicated a strong preference to build the exterior structure of the barn first and then phase in the desired interior amenities as time and funding allows. For example, if funds are not available to add amenities such as a restroom, the new barn will have all of the plumbing roughed in so that it could be added in the future. The department is hoping that some of the interior finishes will be completed by volunteer labor.

Design Process

Ms. Lyria Bartlett, an architect from Studio4 and an MU Department of Architectural Studies instructor, is donating her time as well as providing some of her students with practical work experience on the concept design of the new barn. Other members of the concept design committee include three representatives from the Maplewood Barn Community Theater organization and two representatives from the Columbia Parks & Recreation Department's park planning staff. This committee met weekly from July 1 until July 29 and on August 31, 2010, the Department presented two options to the public at a public meeting. In addition to this public interested parties meeting, the Department solicited public comments through a web based survey from Sept 1-27, 2010.

The two plans were presented to the Historic and Preservation Commission (HPC) for their review and on October 19, 2010 representatives of the Maplewood Barn committee attended a special meeting with the Commission. The HPC did not endorse either option as they indicated a preference for a plan that maintains a historic representation of the old barn including an interior that is historically accurate.

Following review of both the public and HPC comments, the design committee created a third option that took into consideration all comments received. This option is the current proposed plan that maintains the exterior look of the old barn, but is constructed for public use on the interior, specifically, the Maplewood Barn Association. At this point, an engineering review of the plans was necessary in order to assist with final detail design and to estimate construction costs. The City was initially prepared to hire an engineer, but was contacted by Mr. Tim Crockett of Crockett Engineering, who volunteered his company to assist with the engineering and mechanical aspects of the barn project.

Historical Interpretation

The committee and the Department feel that it is important to recognize and document the historical features and use of the old barn. Park planning staff is working with the Boone County Historical Society to develop interpretative signage that documents the history of the old Maplewood Barn. The Department anticipates that these signs will reflect various period facts, such as materials and construction methods used; uses of the barn; info about the Nifong family and park; info about the fire; and other relative information often found in historical interpretative signs.

Time Frame

Following reviews by the Parks & Recreation Commission and the Historic Preservation

Commission, staff anticipates presenting the proposed plans to the City Council in time for a public hearing on either May 16 or June 6, 2011. Following Council approval, improvements to the Maplewood Home is scheduled to immediately begin as these improvements will be done with a combination of park staff and contract labor. For the barn construction, staff anticipates bidding and contractor selection occurring from June through July with actual construction starting in August. This will allow the Maplewood Barn Theater organization time to complete a large portion of their 2011 schedule at their current temporary site in Nifong Park. The goal is to have the barn completed in time for the 2012 theater season.

FISCAL IMPACT:

In the City's FY-2011 Capital Improvement Plan, \$350,000 is budgeted for improvements to Nifong Park. The Department is proposing the use of \$200,000 in 2010 Park Sales Tax funds anticipating that approximately \$150,000 could be used for the construction of Maplewood Barn leaving \$50,000 for improvements to other amenities in the park such as the Maplewood Home. The Department anticipates that approximately \$100,000 from the City's insurance fund will also be available for the barn replacement. The Maplewood Barn Community Theater, working with the local Firefighters Union 1055 has established a fundraising goal of a minimum of \$50,000 and is researching the availability of grants for this type of project. The proposed barn is approximately 3,000 square feet in size and using an estimate of \$100-\$125 per square foot, the cost to build the barn is \$300,000-\$375,000. The base bid will likely be the exterior walls and required finishes needed for an occupancy permit. The rest of the amenities will be bid as alternates so if the bids exceed the budget, the committee may select which alternates, if any, to implement. Examples of alternate bids include HVAC, fire suppression, and miscellaneous amenities such as restroom fixtures. All of these may be added at a later date as funding allows. Since these facilities either used to exist or currently exist, the Department has already absorbed the operating costs. It is likely that the new Maplewood Barn will have higher utility costs, the Department is hoping that the future operating costs may be entirely or partially offset by additional revenue generated from other uses of the barn.

VISION IMPACT:

This project impacts both the Parks & Recreation and the Arts & Culture Visioning Statements as noted below:

12 Vision Statement: A network of attractive and safe parks and recreational amenities are connected by trails and greenways that provide area residents with access to nature, recreation, and facilities for active play, both indoors and out.

12.2 Goal: Columbia's recreational needs and desires will be met through effective public and private partnerships that provide outstanding, exciting, and diverse recreational facilities such as, but not limited to, an ice skating rink, golf courses, tennis courts, soccer fields, ball fields, ball parks, and swimming pools. These facilities will be placed appropriately throughout the city to allow easy access for everyone.

1. Vision Statement: Arts and culture resources, artists and institutions are accessible to all, are supported by the community and provide a rich network of creative opportunities.

1.2 Goal: Arts and culture will be central to daily life and accessible to all equally in Columbia.

1.2.2 Strategy: Apply best practice community design, aesthetics, and environmentally friendly planning.

SUGGESTED COUNCIL ACTION:

This report is an update on the Nifong Park, specifically the Maplewood Barn construction project. Unless directed otherwise, staff will proceed with the interested parties meeting on April 14 and will forward the proposed plans to both the Parks and Recreation Commission and the Historic Preservation Commission for their review and comment. It is anticipated that staff will return to Council with a request for a public hearing and approval of the project on either May 16 or June 6. Unless there are objections to the process as proposed, no action is required.



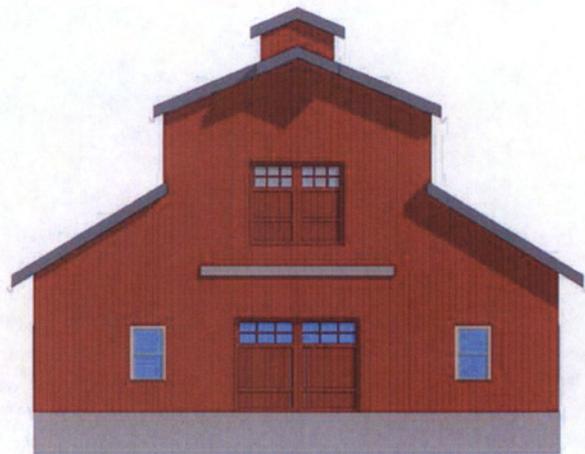
Floor Plan



3D View



Site Diagram



Performance Elevation

